

**5 Madison Ave****47.11-3-65**

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 6/4/14
Sale Price: \$107,000
Assessment: \$104,000
AV/SP Ratio: 0.972
Building Style: 04 Cape Cod
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,188
Sale Price per Square Foot: \$90.07
Acres: 0.81
Year Built: 1951
School District: 145601 Akron Central
Bedrooms: 2
Bathrooms: 1.0
Fireplaces: 0



**11258 Main Rd
60.03-1-10**

Neighborhood: 352
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 1/8/16
Sale Price: \$159,000
Assessment: \$153,900
AV/SP Ratio: 0.9679
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,686
Sale Price per Square Foot: \$94.31
Acres: 0.94
Year Built: 1948
School District: 143201 Clarence Central
Bedrooms: 2
Bathrooms: 1.0
Fireplaces: 1



**11288 Main Rd
60.03-1-14**

Neighborhood: 352
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 7/1/15
Sale Price: \$150,000
Assessment: \$127,000
AV/SP Ratio: 0.8467
Building Style: 04 Cape Cod
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 2,310
Sale Price per Square Foot: \$64.94
Acres: 0.69
Year Built: 1948
School District: 143201 Clarence Central
Bedrooms: 3
Bathrooms: 1.0
Fireplaces: 0



**11303 Main Rd
73.00-1-7**

Neighborhood: 352
Property Class: 220 2 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 1/24/14
Sale Price: \$79,000
Assessment: \$119,100
AV/SP Ratio: 1.5076
Building Style: 08 Old Style
Construction Grade: D Economy
Building Condition: 2 Fair
Square Feet: 1,877
Sale Price per Square Foot: \$42.09
Acres: 0.67
Year Built: 1945
School District: 143201 Clarence Central
Bedrooms: 4
Bathrooms: 2.0
Fireplaces: 0



**11714 Main Rd
60.00-2-19**

Neighborhood: 352
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 11/2/15
Sale Price: \$69,000
Assessment: \$104,900
AV/SP Ratio: 1.5203
Building Style: 08 Old Style
Construction Grade: D Economy
Building Condition: 2 Fair
Square Feet: 1,469
Sale Price per Square Foot: \$46.97
Acres: 2.70
Year Built: 1870
School District: 143201 Clarence Central
Bedrooms: 3
Bathrooms: 1.0
Fireplaces: 1



12771 Main Rd

61.00-4-33

Neighborhood: 352
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 10/28/14
Sale Price: \$150,000
Assessment: \$157,900
AV/SP Ratio: 1.0527
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 2,044
Sale Price per Square Foot: \$73.39
Acres: 1.80
Year Built: 1940
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 2.0
Fireplaces: 1



**13753 Main Rd
61.00-5-33.2**

Neighborhood: 352
Property Class: 220 2 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 9/24/14
Sale Price: \$139,500
Assessment: \$0
AV/SP Ratio: 0.0
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,773
Sale Price per Square Foot: \$78.68
Acres: 1.00
Year Built: 1890
School District: 145601 Akron Central
Bedrooms: 2
Bathrooms: 2.0
Fireplaces: 0



**7250 Maple Rd
33.00-1-21**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 2/26/16
Sale Price: \$168,000
Assessment: \$100,900
AV/SP Ratio: 0.619
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 4 Good
Square Feet: 1,773
Sale Price per Square Foot: \$94.75
Acres: 3.50
Year Built: 1876
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 2.0
Fireplaces: 1



**7641 Maple Rd
21.00-3-23**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 4/21/16
Sale Price: \$210,000
Assessment: \$179,000
AV/SP Ratio: 0.8524
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 4 Good
Square Feet: 2,046
Sale Price per Square Foot: \$102.64
Acres: 1.30
Year Built: 1988
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.5
Fireplaces: 1

**7729 Maple Rd****21.00-3-22.1**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 6/22/15
Sale Price: \$195,000
Assessment: \$181,000
AV/SP Ratio: 0.9282
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,742
Sale Price per Square Foot: \$111.94
Acres: 3.46
Year Built: 1977
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 2.5
Fireplaces: 1



**12505 Mcneeley Rd
47.00-1-16.12**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 6/11/14
Sale Price: \$195,000
Assessment: \$150,600
AV/SP Ratio: 0.7723
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,385
Sale Price per Square Foot: \$140.79
Acres: 2.80
Year Built: 1996
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 2.5
Fireplaces: 1



**11890 Meahl Rd
32.00-3-19**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 3/3/15
Sale Price: \$222,750
Assessment: \$152,700
AV/SP Ratio: 0.6855
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,584
Sale Price per Square Foot: \$140.63
Acres: 4.25
Year Built: 1954
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.0
Fireplaces: 1



**12128 Meahl Rd
32.00-3-28**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 10/22/14
Sale Price: \$82,000
Assessment: \$101,000
AV/SP Ratio: 1.2317
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,084
Sale Price per Square Foot: \$75.65
Acres: 1.00
Year Built: 1960
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.0
Fireplaces: 0



12332 Meahl Rd

32.00-3-30.11

Neighborhood: 354
Property Class: 240 Rural res
Municipality: 145689 Town of Newstead
Sale Date: 4/1/14
Sale Price: \$205,000
Assessment: \$133,100
AV/SP Ratio: 0.6493
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,404
Sale Price per Square Foot: \$146.01
Acres: 10.86
Year Built: 1960
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.0
Fireplaces: 1



WNYRFLS

12604 Meahl Rd**33.00-1-16**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 1/13/16
Sale Price: \$195,000
Assessment: \$117,900
AV/SP Ratio: 0.6046
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,800
Sale Price per Square Foot: \$108.33
Acres: 0.93
Year Built: 1951
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 2.0
Fireplaces: 1



**11174 Miland Rd
32.00-1-32.1**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 8/13/15
Sale Price: \$259,900
Assessment: \$235,000
AV/SP Ratio: 0.9042
Building Style: 05 Colonial
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 2,081
Sale Price per Square Foot: \$124.89
Acres: 7.00
Year Built: 1994
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.5
Fireplaces: 0



**11495 Miland Rd
32.00-1-37.21**

Neighborhood: 354
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 12/10/15
Sale Price: \$243,000
Assessment: \$212,900
AV/SP Ratio: 0.8761
Building Style: 04 Cape Cod
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,720
Sale Price per Square Foot: \$141.28
Acres: 1.48
Year Built: 2005
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 2.5
Fireplaces: 0



23 Newton Ave

47.11-1-38.21

Neighborhood: 151
Property Class: 210 1 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 12/19/14
Sale Price: \$345,000
Assessment: \$307,200
AV/SP Ratio: 0.8904
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 4 Good
Square Feet: 3,355
Sale Price per Square Foot: \$102.83
Acres: 0.86
Year Built: 2007
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 3.0
Fireplaces: 1



12168 Nice Rd

73.00-4-16.21

Neighborhood: 351
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 6/8/15
Sale Price: \$196,000
Assessment: \$189,100
AV/SP Ratio: 0.9648
Building Style: 08 Old Style
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,694
Sale Price per Square Foot: \$115.70
Acres: 8.03
Year Built: 1850
School District: 143201 Clarence Central
Bedrooms: 3
Bathrooms: 1.0
Fireplaces: 1



12360 Nice Rd

73.00-4-25

Neighborhood: 351
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 3/18/14
Sale Price: \$110,000
Assessment: \$111,500
AV/SP Ratio: 1.0136
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 2 Fair
Square Feet: 1,224
Sale Price per Square Foot: \$89.87
Acres: 0.57
Year Built: 1955
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 1.0
Fireplaces: 0

**4588 North Millgrove Rd****73.00-2-20**

Neighborhood: 351
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 10/15/14
Sale Price: \$190,000
Assessment: \$164,200
AV/SP Ratio: 0.8642
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 3 Normal
Square Feet: 1,754
Sale Price per Square Foot: \$108.32
Acres: 2.40
Year Built: 1974
School District: 143201 Clarence Central
Bedrooms: 3
Bathrooms: 2.0
Fireplaces: 1



**4730 North Millgrove Rd
73.00-2-19.1**

Neighborhood: 351
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 4/7/14
Sale Price: \$250,000
Assessment: \$171,700
AV/SP Ratio: 0.6868
Building Style: 01 Ranch
Construction Grade: C Average
Building Condition: 4 Good
Square Feet: 1,728
Sale Price per Square Foot: \$144.68
Acres: 1.36
Year Built: 1969
School District: 143201 Clarence Central
Bedrooms: 3
Bathrooms: 1.5
Fireplaces: 1



22 Parkview Dr

47.11-4-38

Neighborhood: 151
Property Class: 220 2 Family Res
Municipality: 145601 Town of Newstead
Sale Date: 4/7/16
Sale Price: \$160,000
Assessment: \$136,500
AV/SP Ratio: 0.8531
Building Style: 08 Old Style
Construction Grade: B Good
Building Condition: 4 Good
Square Feet: 1,920
Sale Price per Square Foot: \$83.33
Acres: 0.15
Year Built: 1876
School District: 145601 Akron Central
Bedrooms: 3
Bathrooms: 2.0
Fireplaces: 0



**4040 Pohl Rd
85.00-2-22.31**

Neighborhood: 351
Property Class: 210 1 Family Res
Municipality: 145689 Town of Newstead
Sale Date: 9/2/14
Sale Price: \$295,026
Assessment: \$33,200
AV/SP Ratio: 0.1125
Building Style: 05 Colonial
Construction Grade: C Average
Building Condition: 4 Good
Square Feet: 2,500
Sale Price per Square Foot: \$118.01
Acres: 6.20
Year Built: 2014
School District: 145601 Akron Central
Bedrooms: 4
Bathrooms: 2.5
Fireplaces: 1